026.0	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,128,800	/	1,128,800
USE VALUE:	1,128,800	/	1,128,800
ASSESSED:	1,128,800	/	1,128,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZANAZANIAN MOISES & MARIE I
Owner 2:	
Owner 3:	
Street 1:	28 OLD FARM ROAD
Street 2:	
Twn/City:	SOMERS
St/Prov:	CT Cntry: Own Occ: N
Postal:	06071 Type:

PREVIOUS OWNER

Owner 1:	ZANAZANIAN MOISES -
Owner 2:	-
Street 1:	28 OLD FARM ROAD
Twn/City:	SOMERS
St/Prov:	CT Cntry:
Postal:	06071

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1925, having primarily Stucco Exterior and 5045 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 19 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7000.000	624,800		504,000	1,128,800
Total Card	0.161	624,800		504,000	1,128,800
Total Parcel	0.161	624,800		504,000	1,128,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 223.76 | /Parcel: 223.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	593,600	0	7,000.	504,000	1,097,600	1,097,600	Year End Roll	12/18/2019
2019	111	FV	526,500	0	7,000.	535,500	1,062,000	1,062,000	Year End Roll	1/3/2019
2018	111	FV	526,500	0	7,000.	390,600	917,100	917,100	Year End Roll	12/20/2017
2017	111	FV	464,500	0	7,000.	340,200	804,700	804,700	Year End Roll	1/3/2017
2016	111	FV	464,500	0	7,000.	289,800	754,300	754,300	Year End	1/4/2016
2015	111	FV	420,900	0	7,000.	283,500	704,400	704,400	Year End Roll	12/11/2014
2014	111	FV	420,900	0	7,000.	233,100	654,000	654,000	Year End Roll	12/16/2013
2013	111	FV	420,900	0	7,000.	221,800	642,700	642,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZANAZANIAN MOIS	73716-230	1	11/25/2019	Convenience		No	No		
SAMMARCO VITO/E	22813-473		1/8/1993		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/1997	701	Manual	8,000					REROOF WITH SHINGL
2/16/1994	37		3,000					REMODEL BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
2/18/2009	Measured	345	PATRIOT
10/29/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

17403

GIS Ref

GIS Ref

Insp Date

07/10/17

!2130!

PRINT

Date	Time
12/10/20	17:37:13

LAST REV

Date	Time
12/17/19	12:41:22

jorourke

PAT ACCT. 2130

USER DEFINED

Prior Id # 1:	17403
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	5	Total:	5
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	5	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.98143935
Const Adj.:	1.00739920
Adj $ / SQ:	138.418
Other Features:	242500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	848872
Depreciation:	224102
Depreciated Total:	624770

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 19 | BRs: 8 | Baths: 5 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	M
1	5	2	M
2	3	1	M
Totals			
5	19	8	

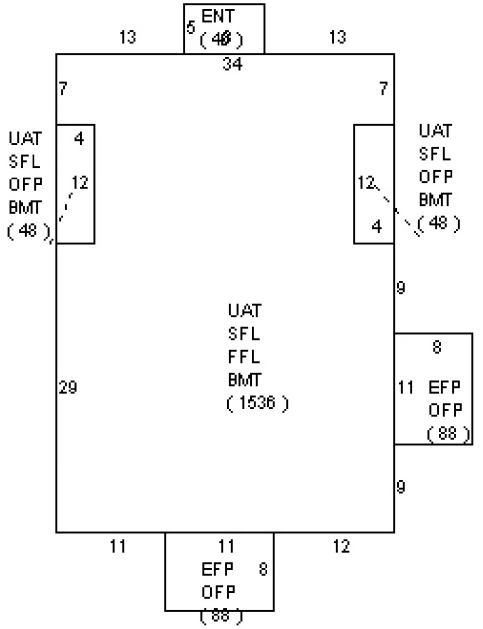
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	138.42
Special Features:	0	Val/Su Net:	109.69
Final Total:	624800	Val/Su SzAd	197.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,632	69.560	113,514
SFL	Second Floor	1,632	138.420	225,898
FFL	First Floor	1,536	138.420	212,610
UAT	Upper Attic	408	96.890	39,532
OFP	Open Porch	272	22.730	6,183
EFP	Enclos Porch	176	43.010	7,570
ENT	ENTRY	40	26.600	1,064
	Net Sketched Area:	5,696	Total:	606,371
Size Ad	3168	Gross Are	6920	FinArea 5045

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	0
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	111						

More: N | Total Yard Items: | Total Special Featues: | Total: